



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Introducing this exquisite three-bedroom end townhouse, elegantly situated on High Bank Way in Colton. This spacious residence, available for sale, boasts a sophisticated interior and is offered to purchase with no onward chain.

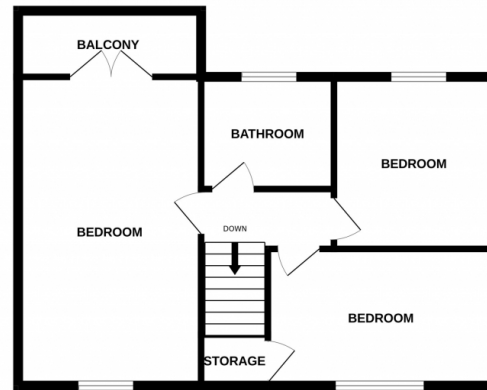
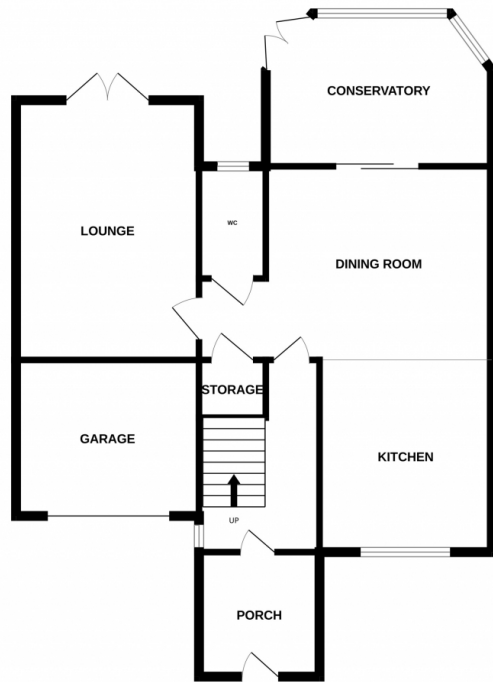
The ground floor features an inviting entrance hallway, a well-appointed kitchen diner, a charming conservatory, and a stylish lounge. Ascend to the first floor, where a well-lit landing leads to three generously sized double bedrooms and a modern bathroom. The property is enhanced by the convenience of double glazing and efficient gas central heating.

Externally, a front driveway accommodates multiple vehicles, ensuring convenient off-road parking. The integral storage rooms adds to the practicality of the space. The rear of the property reveals a private, low-maintenance garden, perfect for relaxation and entertaining.

Strategically located on High Bank Way, this residence offers proximity to the National Motorway Network, making it an ideal home base for those with daily commuting needs. For further details or to schedule a viewing, contact Tudor Sales & Lettings without delay. Your dream home awaits!

GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Colton, LS15 9HA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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